WARRANTY DEED

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paris Holdings Trust	Paris Holdings Trust	117040191.00
(NAME)	(NAME)	
1880 Century Park East, Suite 1600	1880 Century Park East, Suite 1600	Davidson County DEEDWARR Recvd: 03/27/17 14:26 3 pgs Fees:18.00 Taxes:1831.50 **20170327-0029736**
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90067	Los Angeles, CA 90067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bryan Monday**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Todd Gelfand, Trustee of the Paris Holdings Trust dated March 20, 2017**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49, on the Map of Victoria Place, of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Albert L. Ewing and wife, Virginia W. Ewing by Warranty Deed from Adolf E. Reuter and wife, Anna Reuter, dated 10/11/1966, recorded 10/13/1966, of record in Book 4067, Page 187, in the Register's Office for Davidson County, Tennessee. Albert L. Ewing died on 11-11-1990, leaving Virginia W. Ewing, now known as Virginia Monday, as the sole surviving tenant by the entirety. Virginia Monday died intestate on 12-26-2004 leaving Bryan Monday as her sole heir at law as evidenced under Docket No. 05P-340, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Bryan Monday by Executor's Quitclaim Deed from Jimmy A. Duncan, Trustee, dated 07/28/2005, recorded 07/28/2005, of record in Instrument No. 20050728-0088546, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee; and (2) Restrictive Covenant for Detached Structure of record in Instrument No. 20051013-0123751, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1504 Paris Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of March, 2017.

Bryan Monday

Bryan Monday

State of Tennessee
County of Wilson

Personally appeared before me Bryan Monday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of March, 2017.

Notary Public Tracey Trumphour MJ
My Commission Expires: 3/16/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

